

AGENDA
ZONING REVIEW BOARD
AUGUST 4, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

U-05-17-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-07.005 (1)(g), property located at **1121 Fortress Avenue, S.W.** fronting approximately 62 feet on the west side of Fortress Avenue and approximately 697 feet north of University Avenue. Depth: varies. Area: approximately .264 acres. Land Lot 74, 14th District, Fulton County, Georgia.

OWNER: TRAVIS SCOTT-TATUM

APPLICANT TRAVIS SCOTT-TATUM

NPU-V **DEFERRAL FOR 30-DAYS** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL-SEPTEMBER 2005

U-05-18-An Ordinance granting a Special Use Permit for a Rehabilitation Center (Section 16-11.005 (1)(e), property located at **540 Mobile Avenue, S.W.** fronting approximately 205 feet on the south side of Mobile Avenue and approximately 200 feet east of the intersection of Mobile Avenue and Metropolitan Parkway. Depth: varies. Area: approximately 1.32 acres. Land Lot 90, 14th District, Fulton County, Georgia.

OWNER: VALERIE D. CATER

APPLICANT VALERIE D. CATER

NPU-X **DEFERRAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: CONTINUED TO AUGUST 11, 2005

U-05-19-An Ordinance granting a Special Use Permit for a Group Home (Section 16-06.005 (1)(g), property located at **279 West Lake Avenue, N.W.** fronting approximately 75 feet on the east side of West Lake Avenue. Depth: varies. Area: approximately 1 acre. Land Lot 147, 14th District, Fulton County, Georgia.

OWNER: MARY GORDON

APPLICANT MARY GORDON

NPU-J **DENIAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

U-05-20-An Ordinance granting a Special Use Permit for a Church (Section 16-06.005 (1)(c)) property located at **695-712 Hamilton E. Holmes Drive, N.W.** fronting approximately 287 feet on the east side of Hamilton E. Holmes Drive, approximately 427 feet on the north side of Woodrow Street and approximately 441 feet on the south side of Rockwood Avenue. Property is located at the northeast intersection of Hamilton E. Holmes Road and Woodrow Street and the southeast intersection of Rockwood Avenue and Hamilton E. Holmes Road. Depth: varies. Area: 3.378 acres. Land Lot 208, 14th District, Fulton County, Georgia.

OWNER: GREATER FAIR HILL BAPTISH CHURCH

APPLICANT GREATER FAIR HILL BAPTISH CHURCH

BY: HAKIM HILLIARD, ESQ.

NPU-J **APPROVED CONDITIONAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION: DEFERRAL

ZRB RECOMMENDATION: 30 DAY DEFERRAL-SEPTEMBER 2005

Z-05-58- An Ordinance to rezone property from the RG-3C (Residential General Sector 3 Conditional) District to the MR4-A (Multi family Residential-eight story multifamily) District, located at **19 Weatherby Street, S.E.**, (aka Wetherby Street), approximately 229 feet on the northwesterly side of Weatherby Street. Depth: varies. Area: approximately 2.7 acres. Land Lot 13, 14th District, Fulton County, Georgia.

OWNER: COMMERCIAL REALTY CONCEPTS, LLC.

APPLICANT MITCHEL C. JAFEE c/o COMMERCIAL REALTY CONCEPTS, LLC.

NPU-N **APPROVAL CONDITIONAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-60- An ordinance to rezone property from the R-5 (Two family residential) District to the R-LC (Residential Limited Commercial) District), located at **1170 State Street, N.W.**, fronting approximately 50 feet on the west side of State Street and approximately 150 feet north of the intersection of Fourteenth Street and State Street. Depth: 135 feet. Area: approximately .155 acres. Land Lot 149, 17th District, Fulton County, Georgia.

OWNER: ALEX A. KHORDORKOVSKY

APPLICANT: ALEX A. KHORDORKOVSKY

NPU-E **DENIAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

Z-05-62-An ordinance to rezone property from the R-4A (Single family Residential) District to the C-1 (Community Business) District, property located at **2000-2015 Bolton Road, N.W.** fronting approximately 400 feet on the north side of Bolton Road. Depth: varies. Area: approximately 2.781 acres. Land Lots 252 and 256, 17th District, Fulton County, Georgia.
OWNER: ALAN JOEL
APPLICANT: ALLEN HOSS
NPU-D **DEFERRAL** COUNCIL DISTRICT 9
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL-SEPTEMBER 2005

DEFERRED CASES:

Z-05-13- An Ordinance to amend Section 16-28A.004 of the Sign Ordinance of the City of Atlanta for the purpose of changing the definition of building signature signs so as to not allow parking decks to be counted in the height of the building and for other purposes.
BY: COUNCILMEMBER HOWARD SHOOK
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL-SEPTEMBER 2005

Z-05-39 – An Ordinance to rezone from the R-3 (Single Family Residential) District to the R4-A (Single-family Residential) District, property located at **205, 225 and 237 Harlan Road, S.W.**, fronting approximately 716 feet on the west side of Harlan Road. Depth: varies. Area: 15.206 acres. Land Lots 212 and 237, 14th District, Fulton County, Georgia.
OWNER: HALPERN ENTERPRISES, INC./RICHARD J. GARBER
APPLICANT: PROPERTY SPECIALIST, INC.
NPU-I **DENIAL** COUNCIL DISTRICT 10
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL-SEPTEMBER 2005

Z-04-155- An Ordinance to rezone property from the I-1 (Light Industrial) District to the MRC 3 (Mixed Residential Commercial District), property located at **695 North Avenue, N.E.** fronting approximately 177 feet along the south side of North Avenue and approximately 610 feet along the northeasterly side of North Angier Avenue. Depth: varies. Area: approximately 1.64 acres. Land Lot 18, 14th District, Fulton County, Georgia.
OWNER: DEAN RIOPELLE
APPLICANT: SIERRA CONTRACTING
BY: LAWTON JORDAN, AGENT
NPU-M **Defer to Land Use Committee meeting August 8th** COUNCIL DISTRICT 2
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL-SEPTEMBER 2005

END OF AGENDA